

AGENDA

The Somerville Planning Board meeting for **Thursday, August 7, 2003** at **6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA is scheduled as follows:

Public Hearing, 6:30 pm (Continued from 7-17-03):

A Zoning Amendment sponsored by Alderman Joseph Curtatone:

- Proposed amendments to Articles 6, 7, 8, 9, 13 and 16 of the Somerville Zoning Ordinance (SZO) as well as the SZO zoning map in order to ensure better planning of municipal boundary complexities and geographically constrained portions of Somerville land located within the North Point area.

The complete text of the proposed zoning amendment may be reviewed at the Planning Department in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

Review of Cases for the Zoning Board of Appeals:

5 Clifton Street: (Continued from 7-17-03) (Applicant: Jeff Sutherland; Agent: Susan M. Callahan, Esq; Owner: Christopher Monteiro): The Applicant is appealing a Denial of Enforcement Action under SZO §3.1.9. Residence A (RA) zoning district.

9-11 Aldersey Street: (Continued from 7-17-03) The Owner, G&T Realty Associates, along with the Applicant, Gerard Meehan, and their Agent, Edward J. Lonergan, are making application to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. Residence A (RA) zoning district.

30 Innerbelt Road: (Continued from 7-17-03) (Applicant, Campanelli Companies; Owner, Sweetheart Cup Co., Inc.; Agent, Edwards & Kelcey) The Applicant seeks four special permits with site plan review: Under §7.11.12.5.c, for a distribution center use of 10,000 square feet or more of gross floor area; Under §7.11.14.A.1.d, for light industry use of 25,000 square feet or more of gross floor area; Under §7.11.14.B.1.c, for general industrial use of 25,000 square feet or more of gross floor area; and Under §7.11.14.D.c, for other industrial uses of 25,000 square feet or more of gross floor area. Industrial A (IA) zoning district.

205 Broadway: (Continued from 7-17-03) (Applicant and Owner, Maurice Haddad; Agent, Robert D'Auria) The Applicant, through his agent, seeks a special permit in order to raise and rebuild an existing billboard (SZO §4.4.1). Business A (BA) zoning district.

70 Lowell Street: (Continued from 7-17-03) (Applicant and Owner, Fedele Muzzioli; Agent, Richard G. DiGirolamo) The Applicant seeks a special permit with site plan review under §7.2 to construct a second principle structure, a two-unit dwelling, on a lot in a Residence B (RB) zoning district.

17 Ivaloo St. (Applicant: Resource Capital Group; Owner: MBTA/Transit Realty Trust; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to allow parking on a separate lot in a residential zoning district. Residence C (RC) zoning district.

140 Hudson Street (Applicant and Owner: Michael Santangelo, Agent: Richard D. DiGirolamo) The Applicant is seeking a special permit to convert from one non-conforming use, a commercial garage, to another non-conforming use, a six-unit dwelling (SZO §4.5.1). Residence B (RB) zoning district.

299-303 Medford St. (Applicant: Just a Start Corporation, Owner: City of Somerville), The Applicant seeks relief under SZO §9.6.1.f of the SZO for loss of on street parking spaces. Business A (BA) zoning district.

62 Fellsway West: (Applicants: Brendunt Scott and Ross Scott, Owners: Brendunt Scott, Ross Scott, Khadija J. Scott) The Applicant is seeking a special permit to enlarge a nonconforming structure (SZO §4.4.1) in order to legalize a 16'x 20' deck at the rear of an existing three-family dwelling. Residence B (RB) zoning district.

8 Aldersey Street: (Applicant: Paul Slavinsky, Owners: Paul Slavinski and Peter Schilling) The Applicant is seeking a special permit to enlarge a nonconforming structure (SZO §4.4.1) and a special permit to expand a nonconforming use (SZO §4.5.3) in order to construct a one and one-half story, approximately 900 s.f. addition at the rear of an existing three-family home. Residence B (RB) zoning district.

9 Hersey Street: (Applicant and Owner: Anthony Sigel) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1), a two-family dwelling, to construct a rear deck and a third-floor deck. The proposal also requires a variance from rear yard setback requirements (SZO §8.5.I). Residence A (RA) zoning district.

Other Business:

Revisions to the Rules and Regulations for All Special Permit Granting Authorities.